



BRIDGEMILL

Community Association, Inc.
3542 Sixes Road, Suite 108

Board of Directors Meeting Minutes – Open Session May 9th, 2016 6:00 p.m.

Call to Order:

6:18pm (Quorum arrival at 6:05pm, but the meeting could not be called to order until 6:18pm due to the President assisting with answering homeowner questions outside and there being a lack of quorum in the BOD meeting conference room.)

Prayer:

Johnny Rich

Members Present:

All; Ken Baskett, the Treasurer, arrived at 6:35pm

Members Absent:

None

Guests Present:

Jamie Lyons from Lazega & Johanson (Invite for 6:00pm)

- **Conducted a board training that went from 6:18 pm to 7:15pm. The purpose for the training was to educate the board on their roles & responsibilities.**

Todd Kaelin, Luis Parrado, Marsha McClure, Paula Ryan, and David Devine of the ARC (7:30pm)

- **The board continued in Executive Session at 7:20pm with the ARC. Banks Banks motioned for the board to stay in Executive Session, Ken Baskett seconded the motion, and the motion carried 4-0.**
- **Board met with Chairperson Todd Kaelin and his committee to discuss ARC guidelines, philosophy, and the Covenants. 7:20pm to 7:35pm**
- **The board went out of Executive Session at 7:35pm. Jay Patouillet motioned for the board to go out of Executive Session, Ken Baskett seconded the motion, and the motion carried 4-0.**

Member Questions/Comments:

Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes – April 11, 2016 PENDING – Put on hold waiting for Jay Patouillet to revise and submit to the property manager.
- Executive Session Board Minutes – April 11, 2016 PENDING – Put on hold waiting for Jay Patouillet to revise and submit to the property manager. (Needed to include the maker of the motion, the seconder and the record the vote).

Homeowner's Hearing:

- There were approximately 30 homeowners that attended the meeting that arrived as early as 6:15pm. The group of homeowners waited outside until 7:35pm due to not being aware of the meeting time change due to the attorney's board training in Executive Session at the beginning of the meeting; the communication issue was addressed. Many of the homeowners voiced their concern of the resignation of the prior board President, Jon Subacz, and other issues surrounding the board.
- Ex- President Jon Subacz spoke to the board and the residents
- Other members of the community asked questions

Sheriff Office Report:

- Lt. Danny Higgins; see Compstat handout. **Absent.**
Compstat report was handed out and reviewed by the board.

Officer Reports:

- Secretary, Jay Patouillet – **Role of the secretary discussion.**
- Treasurer, Col. Ken Baskett – **Copier contract inquiry.**
- Vice President, Brad Banks – **Landscaping update.**
- President, Johnny Rich – **No report.**

Committee Reports:

- **ARC Committee** – Present to discuss signs in the common area, political signs, meetings, and enforcement. **Covered earlier in the meeting during executive session.**
 - Chairman: Todd Kaelin
- **Election Committee** – **No report.**
 - Chairman: Tammy Rodric
- **Communications Committee** – Need to fix items on the website and re-establish login access. **Addressed the concern of communications and Ken & Brad were working on next steps. The property manager recommended a broadcast message distinguishing HMS from Heritage as far as payments and services.**
 - Members from BOD: Col. Ken Baskett & Brad Banks
- **Yard of the Month Committee** – 211 Gold Leaf Lane and 216 Harbor Ridge were appointed as Yards of the Month. **No other report.**
 - Members: Nancy Madden & Bonnie Stanford
- **Welcome Committee** – **No report.**
 - TBA

On-Site Manager's Report:

- April violations: 176
- ARC request: 26
- Newsletter – June's Newsletter will discuss events for the summer, new improvements, and give background on the status of current maintenance items.
- Financials – Update on paid vs unpaid dues.
 - Balance Sheet: See Balance Sheet in Edge.
 - Income/Expense Statement: See Balance Sheet in Edge.
 - Delinquency Report: **This document is Board View only in Edge.**

Unfinished Business:

- Third entrance enhancement: Bids from HighGrove, Crabapple, Hutcheson, and Cherokee Stone. – Arrange second meeting this month if necessary to move forward with this item pending any issues with bids.
Johnny Rich made a motion to pursue the project and gain further details, Brad Banks seconded the motion, and the motion carried 3-1. The board asked to see a 3D rendering of the project.

New Business:

Invoices for Approval:

HighGrove invoices for main entrance enhancements. – **Discussion on the implementation and the cost. Jay Patouillet asked that a comparison be provided of the flowers for 2015 vs 2016. It was also discussed that the beds were not resized based on the understanding of the board. Banks was going to contact HighGrove.**

For Discussion:

- Board Training: Jamie Lyons of Lazega & Johanson.
Was conducted at 6:18pm.
- Sixes Road Maintenance – Observe contract and assess both Sixes Road and Bells Ferry Road.
Board member, Jay Patouillet, requested a copy of the current agreement. Staff said they would provide to the entire board.
- Alley Way assessment – Michael explained that the account records for July during Access' last month/transition out had to be checked for credits on a few properties, but that Heritage had corrected the corresponding ledgers to show the true amount of homes that were current on their specific assessment.
- Copy/print machine contract legal advisement. – Asked for legal counsel to review the contract.
- Board Transition Dinner. – Board consensus was to cancel the dinner this year due to scheduling conflicts. **Canceled this year only due to scheduling conflicts restricting even a majority of the members to be in attendance.**
- Board vacancy and plan. – Jay Patouillet motioned for the board to move this item to the Open Session, Ken Baskett seconded the motion, and the motion carried 4-0.
It was discussed by Ken Baskett that the board add another member to fill Jon Subacz's position. The motion was to appoint Luis Parrado immediately to the board of directors based on his previous service as a member of the ARC and being awarded as volunteer of the year.
Ken made a motion to nominate Luis Parrado effective immediately to the board to fill Jon Subacz's vacant position, Brad Banks seconded, and the motion carried 4-0.

Banks Banks motioned for the board to go into Executive Session for the attorney's board training at 6:18pm, Ken Baskett seconded the motion, and the motion carried 4-0.

Jay Patouillet motioned for the board to come out of Executive Session at 7:35pm, Ken Baskett seconded the motion, and the motion carried 4-0.

Banks Banks motioned for the board to go back into Executive Session at 9:15pm, Ken Baskett seconded the motion, and the motion carried 4-0.

Johnny Rich motioned for the board to come out of Executive Session at 10:43pm, Ken Baskett seconded the motion, and the motion carried 4-0.

Next Meeting Date & Time: June 13, 2016, 6:30 p.m.

(See next page for Adjournment & Official BOD Minutes Signature)

Adjourn: Johnny Rich motioned for the board to adjourn at 10:50pm, Ken Baskett seconded the motion, and the motion carried 4-0.



Luis Parrado
Secretary

Date: 7/18/16